HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Halifax CMA

Date Released: November 2016

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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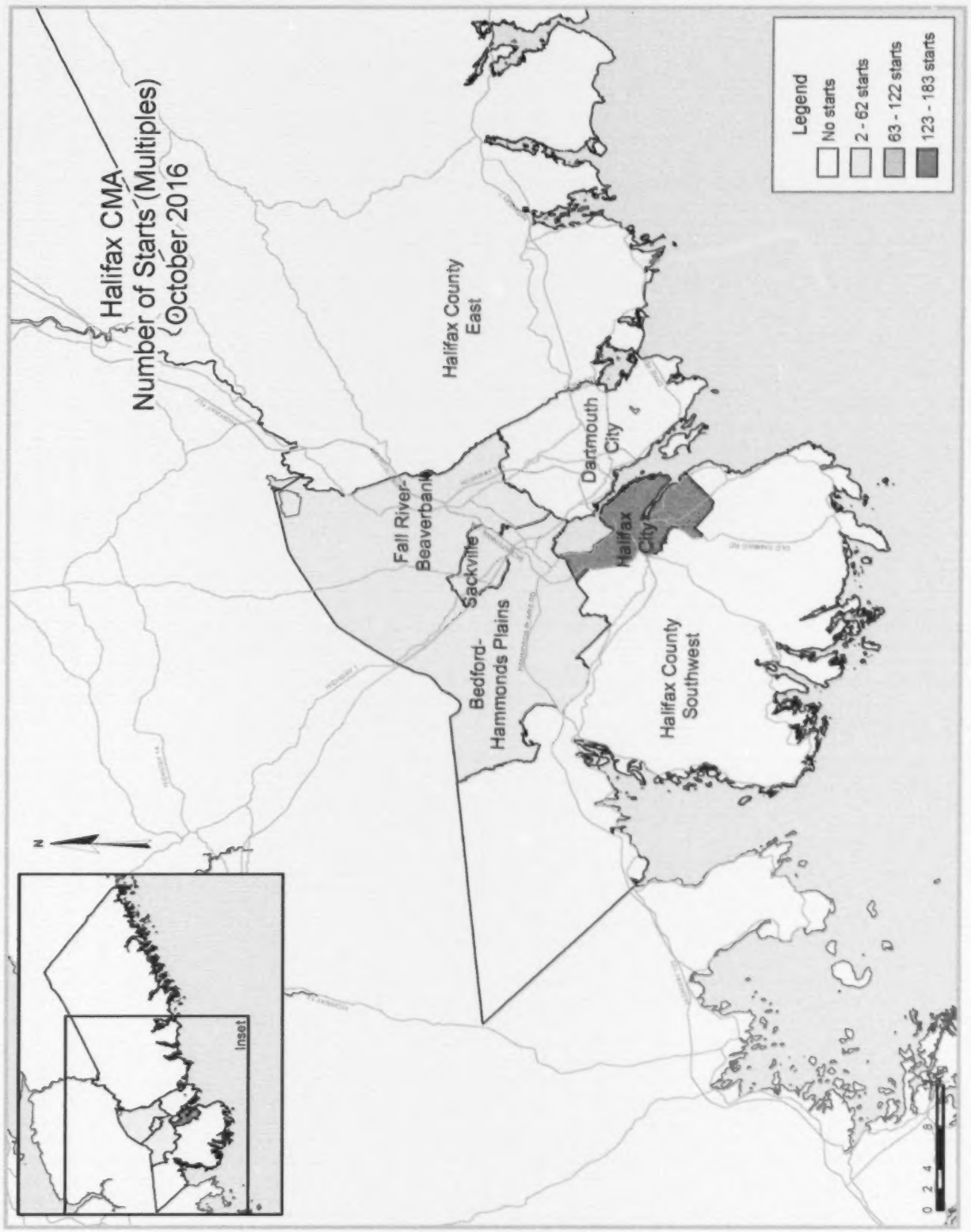
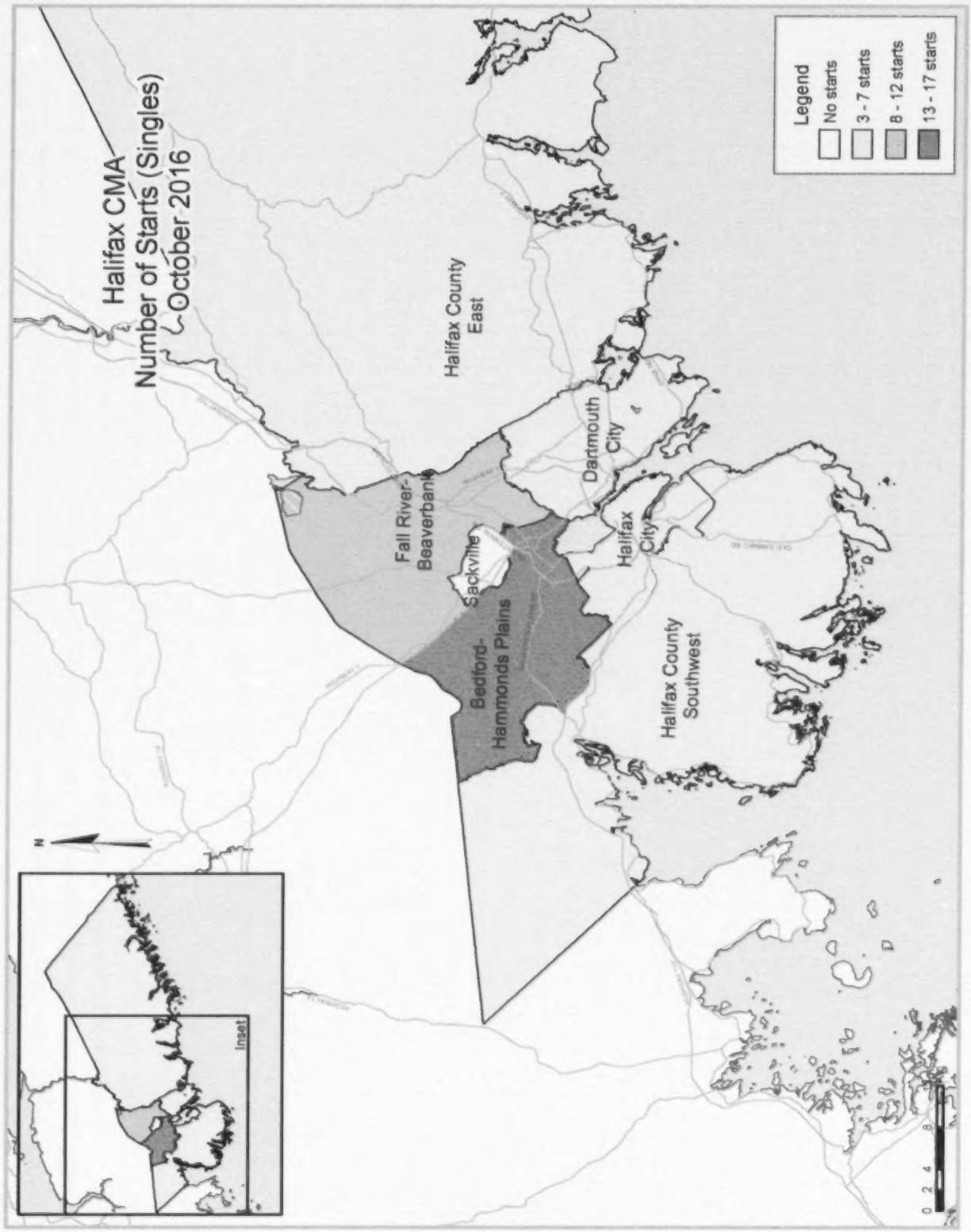
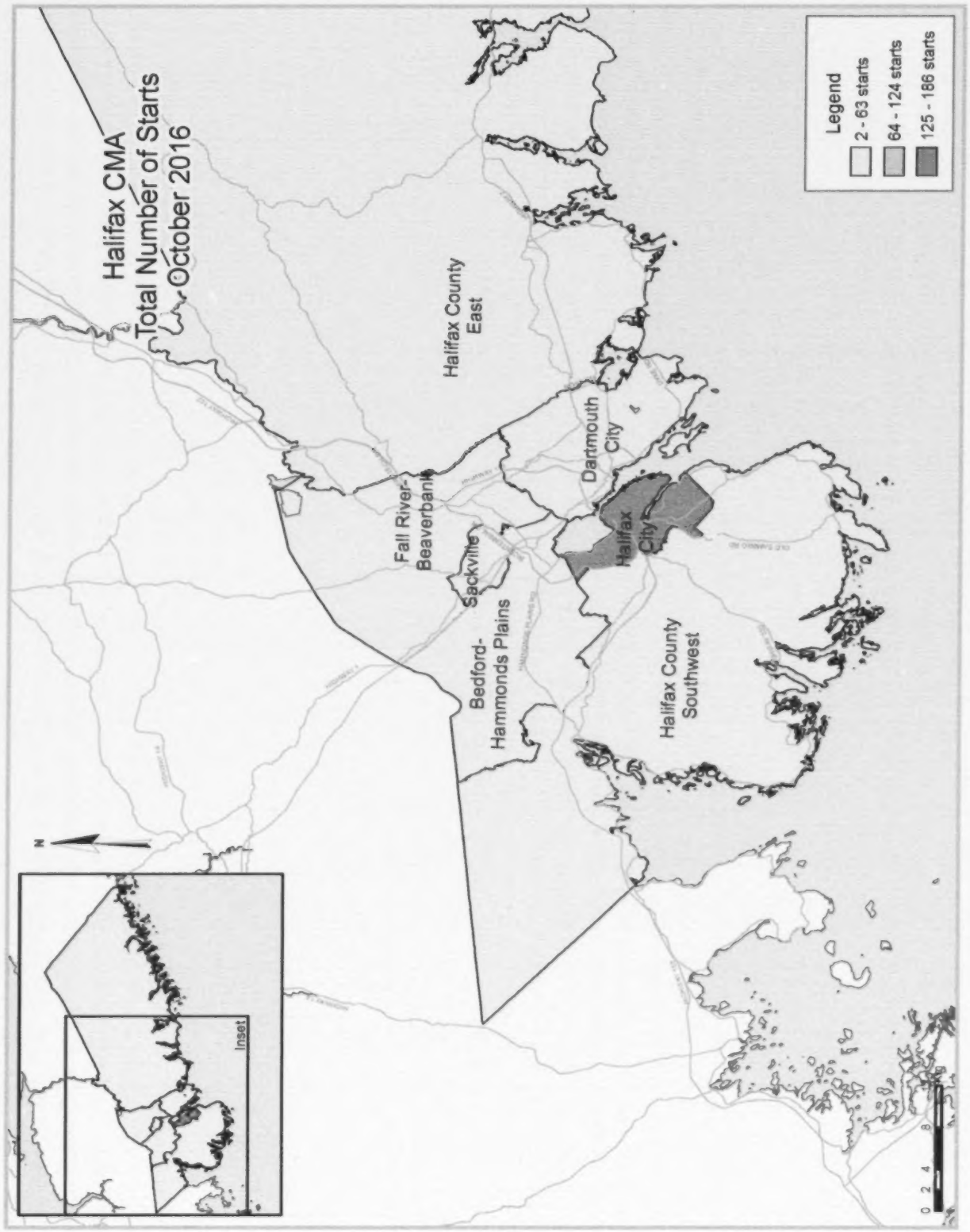
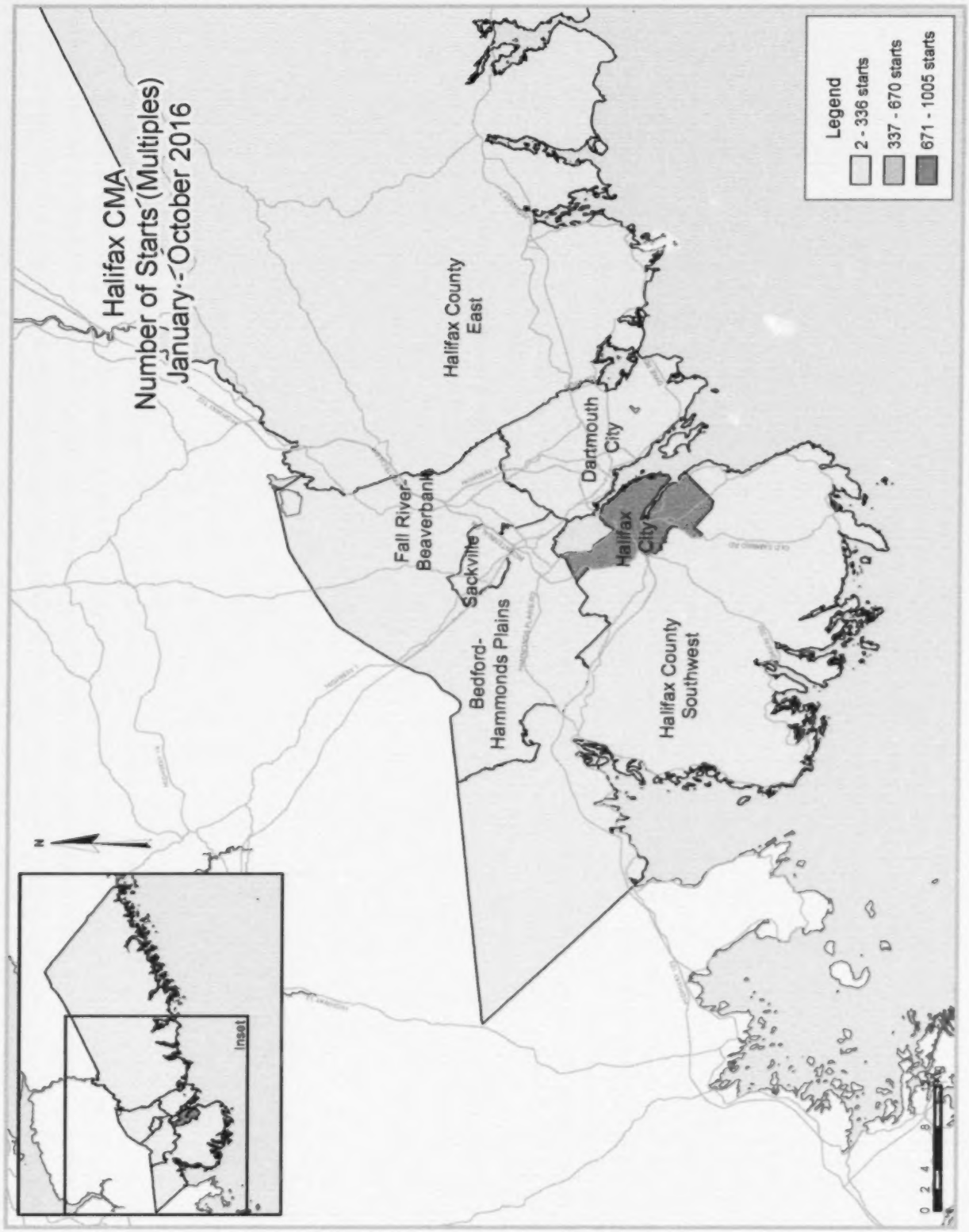
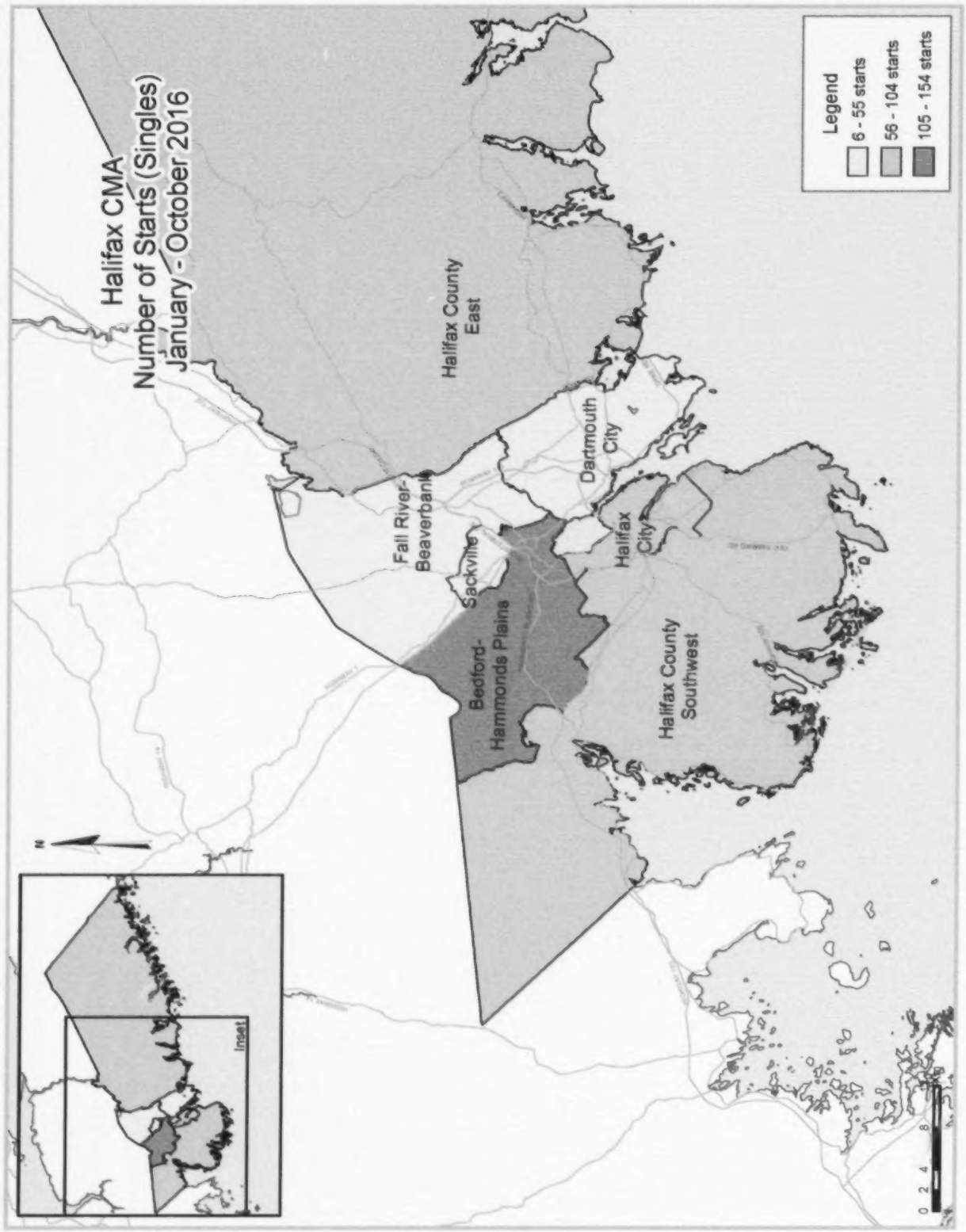
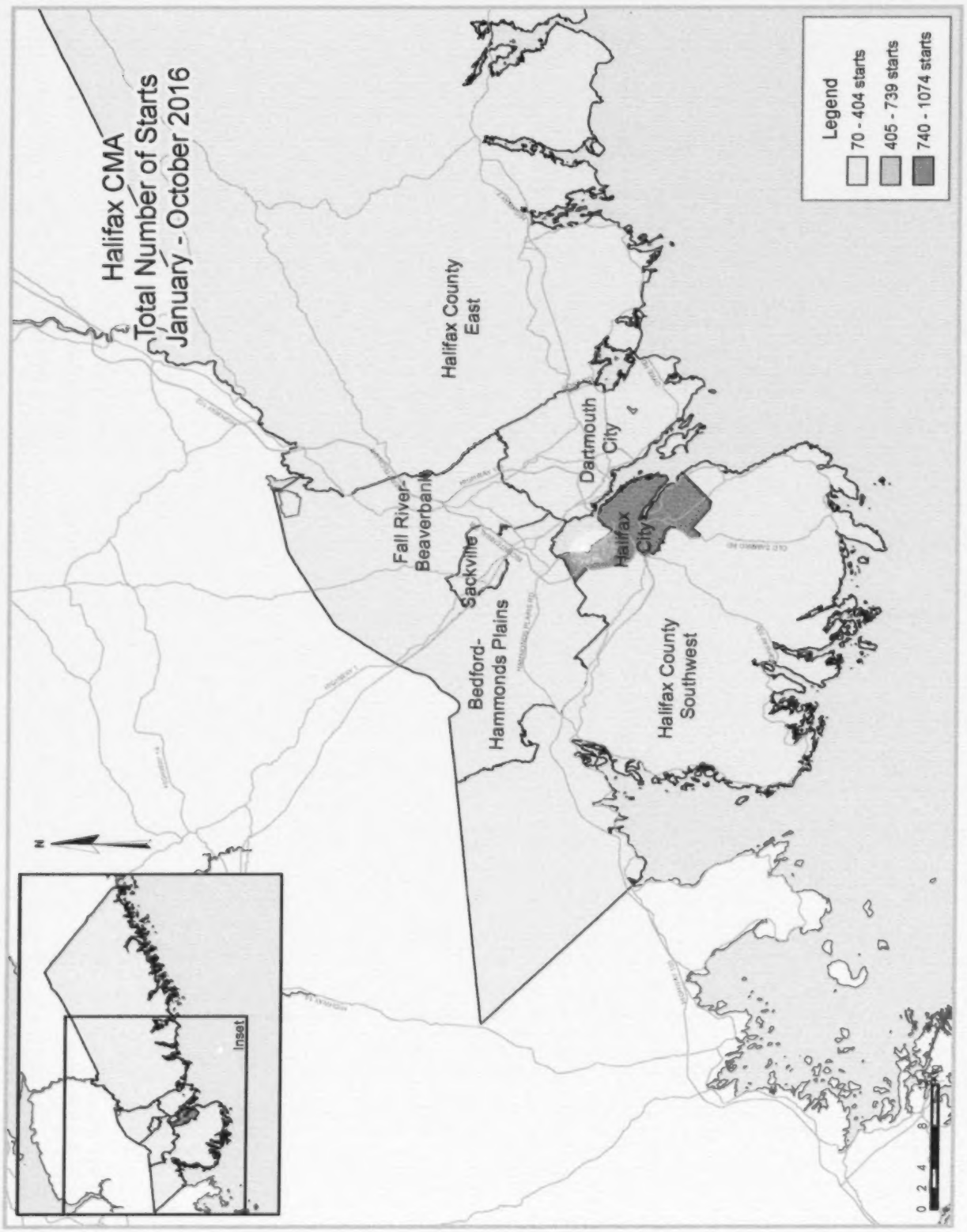

Halifax CMA
Number of Starts (Multiples)
October 2016
Legend
No starts
2 - 62 starts
63 - 122 starts
123 - 183 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
October 2016
Legend
No starts
3 - 7 starts
8 - 12 starts
13 - 17 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
October 2016
Legend
2 - 63 starts
64 - 124 starts
125 - 186 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Multiples)
January - October 2016
Legend
2 - 336 starts
337 - 670 starts
671 - 1005 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
January - October 2016
Legend
6 - 55 starts
56 - 104 starts
105 - 154 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
January - October 2016
Legend
70 - 404 starts
405 - 739 starts
740 - 1074 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) October 2016		
Halifax CMA[1]	September 2016	October 2016
Trend[2]	2,528	2,877
SAAR	4,384	2,825
	October 2015	October 2016
Actual		
October - Single-Detached	6	43
October - Multiples	81	193
October - Total	87	236
January to October - Single-Detached	310	457
January to October - Multiples	2,072	1,451
January to October - Total	2,382	1,908

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Halifax CMA
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2016	39	4	10	0	0	0	4	179	236
October 2015	6	4	0	0	0	0	5	72	87
% Change	**	0.0	n/a	n/a	n/a	n/a	-20.0	148.6	171.3
Year-to-date 2016	415	72	78	1	0	162	76	1,104	1,908
Year-to-date 2015	293	58	52	3	2	378	43	1,410	2,382
% Change	41.6	24.1	50.0	-66.7	-100.0	-57.1	76.7	-21.7	-19.9
UNDER CONSTRUCTION									
October 2016	371	74	104	1	0	345	41	3,143	4,103
October 2015	302	66	104	1	2	544	25	2,231	3,450
% Change	22.8	12.1	0.0	0.0	-100.0	-36.6	64.0	40.9	18.9
COMPLETIONS									
October 2016	57	8	9	0	0	0	15	151	240
October 2015	22	8	5	0	0	72	0	33	140
% Change	159.1	0.0	80.0	n/a	n/a	-100.0	n/a	**	71.4
Year-to-date 2016	342	62	77	0	0	56	73	714	1,324
Year-to-date 2015	328	44	88	2	0	72	54	947	1,535
% Change	4.3	40.9	-12.5	-100.0	n/a	-22.2	35.2	-24.6	-13.7
COMPLETED & NOT ABSORBED									
October 2016	59	6	25	0	0	51	n/a	n/a	141
October 2015	71	14	31	1	3	62	n/a	n/a	182
% Change	-16.9	-57.1	-19.4	-100.0	-100.0	-17.7	n/a	n/a	-22.5
ABSORBED									
October 2016	60	8	11	0	0	0	n/a	n/a	79
October 2015	24	8	7	0	0	12	n/a	n/a	51
% Change	150.0	0.0	57.1	n/a	n/a	-100.0	n/a	n/a	54.9
Year-to-date 2016	361	66	78	1	3	58	n/a	n/a	567
Year-to-date 2015	339	51	79	1	0	61	n/a	n/a	531
% Change	6.5	29.4	-1.3	0.0	n/a	-4.9	n/a	n/a	6.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Halifax City									
October 2016	3	0	4	0	0	0	0	179	186
October 2015	0	2	0	0	0	0	0	0	2
Dartmouth City									
October 2016	5	0	0	0	0	0	0	0	5
October 2015	2	0	0	0	0	0	0	0	2
Bedford-Hammonds Plains									
October 2016	15	0	3	0	0	0	2	0	20
October 2015	0	0	0	0	0	0	0	0	0
Sackville									
October 2016	0	2	0	0	0	0	0	0	2
October 2015	0	0	0	0	0	0	0	72	72
Fall River - Beaverbank									
October 2016	7	2	3	0	0	0	2	0	14
October 2015	2	2	0	0	0	0	5	0	9
Halifax County East									
October 2016	3	0	0	0	0	0	0	0	3
October 2015	0	0	0	0	0	0	0	0	0
Halifax County Southwest									
October 2016	6	0	0	0	0	0	0	0	6
October 2015	2	0	0	0	0	0	0	0	2
Halifax CMA									
October 2016	39	4	10	0	0	0	4	179	236
October 2015	6	4	0	0	0	0	5	72	87

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket - October 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Halifax City									
October 2016	70	30	28	0	0	274	11	2,251	2,664
October 2015	38	22	48	0	0	434	0	1,538	2,080
Dartmouth City									
October 2016	36	14	26	0	0	71	0	282	441
October 2015	34	12	6	0	0	110	2	213	418
Bedford-Hammonds Plains									
October 2016	106	4	26	0	0	0	9	411	556
October 2015	37	8	10	0	0	0	2	141	265
Sackville									
October 2016	6	6	10	0	0	0	0	199	221
October 2015	27	0	29	0	0	0	0	256	367
Fall River - Beaverbank									
October 2016	37	14	3	0	0	0	21	0	75
October 2015	42	14	0	0	0	0	21	2	79
Halifax County East									
October 2016	50	4	6	0	0	0	0	0	72
October 2015	60	8	0	1	2	0	0	1	84
Halifax County Southwest									
October 2016	66	2	5	1	0	0	0	0	74
October 2015	64	2	11	0	0	0	0	80	157
Halifax CMA									
October 2016	371	74	104	1	0	345	41	3,143	4,103
October 2015	302	66	104	1	2	544	25	2,231	3,450

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket October 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Halifax City									
October 2016	7	4	0	0	0	0	4	132	147
October 2015	1	6	0	0	0	72	0	16	95
Dartmouth City									
October 2016	7	0	0	0	0	0	0	0	7
October 2015	2	0	0	0	0	0	0	12	14
Bedford-Hammonds Plains									
October 2016	26	2	9	0	0	0	6	19	62
October 2015	1	0	0	0	0	0	0	5	6
Sackville									
October 2016	0	0	0	0	0	0	2	0	2
October 2015	5	0	0	0	0	0	0	0	5
Fall River - Beaverbank									
October 2016	5	2	0	0	0	0	3	0	10
October 2015	7	2	0	0	0	0	0	0	9
Halifax County East									
October 2016	3	0	0	0	0	0	0	0	3
October 2015	2	0	0	0	0	0	0	0	2
Halifax County Southwest									
October 2016	9	0	0	0	0	0	0	0	9
October 2015	4	0	5	0	0	0	0	0	9
Halifax CMA									
October 2016	57	8	9	0	0	0	15	151	240
October 2015	22	8	5	0	0	72	0	33	140

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Halifax City									
October 2016	14	4	10	0	0	49	n/a	n/a	77
October 2015	15	7	14	0	0	60	n/a	n/a	96
Dartmouth City									
October 2016	7	0	6	0	0	0	n/a	n/a	13
October 2015	8	0	3	0	0	0	n/a	n/a	11
Bedford-Hammonds Plains									
October 2016	7	0	3	0	0	0	n/a	n/a	10
October 2015	13	0	5	0	0	0	n/a	n/a	18
Sackville									
October 2016	3	0	2	0	0	2	n/a	n/a	7
October 2015	9	3	8	0	0	2	n/a	n/a	22
Fall River - Beaverbank									
October 2016	9	2	0	0	0	0	n/a	n/a	11
October 2015	12	4	1	0	0	0	n/a	n/a	17
Halifax County East									
October 2016	7	0	0	0	0	0	n/a	n/a	7
October 2015	10	0	0	1	0	0	n/a	n/a	11
Halifax County Southwest									
October 2016	12	0	4	0	0	0	n/a	n/a	16
October 2015	4	0	0	0	3	0	n/a	n/a	7
Halifax CMA									
October 2016	59	6	25	0	0	51	n/a	n/a	141
October 2015	71	14	31	1	3	62	n/a	n/a	182

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Halifax City									
October 2016	5	4	0	0	0	0	n/a	n/a	9
October 2015	1	5	1	0	0	12	n/a	n/a	19
Dartmouth City									
October 2016	6	0	0	0	0	0	n/a	n/a	6
October 2015	3	0	0	0	0	0	n/a	n/a	3
Bedford-Hammonds Plains									
October 2016	28	2	10	0	0	0	n/a	n/a	40
October 2015	1	1	1	0	0	0	n/a	n/a	3
Sackville									
October 2016	0	0	1	0	0	0	n/a	n/a	1
October 2015	5	0	0	0	0	0	n/a	n/a	5
Fall River - Beaverbank									
October 2016	11	2	0	0	0	0	n/a	n/a	13
October 2015	7	2	0	0	0	0	n/a	n/a	9
Halifax County East									
October 2016	4	0	0	0	0	0	n/a	n/a	4
October 2015	2	0	0	0	0	0	n/a	n/a	2
Halifax County Southwest									
October 2016	6	0	0	0	0	0	n/a	n/a	6
October 2015	5	0	5	0	0	0	n/a	n/a	10
Halifax CMA									
October 2016	60	8	11	0	0	0	n/a	n/a	79
October 2015	24	8	7	0	0	12	n/a	n/a	51

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Halifax CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	394	70	68	3	2	378	57	1,484	2,599
% Change	-18.8	0.0	-31.3	n/a	n/a	127.7	67.6	73.8	47.9
2014	485	70	99	0	0	166	34	854	1,757
% Change	-27.6	-41.7	-39.3	n/a	n/a	130.6	183.3	-39.1	-28.0
2013	670	120	163	0	0	72	12	1,402	2,439
% Change	-32.3	-35.5	41.7	-100.0	-100.0	-55.3	71.4	9.9	-11.4
2012	989	186	115	2	18	161	7	1,276	2,754
% Change	10.6	9.4	-21.2	n/a	50.0	2.5	-30.0	-18.5	-6.8
2011	894	170	146	0	12	157	10	1,565	2,954
% Change	-14.0	9.0	-2.7	n/a	n/a	60.2	150.0	66.0	23.6
2010	1,039	156	150	0	0	98	4	943	2,390
% Change	18.9	32.2	19.0	n/a	-100.0	22.5	**	81.7	37.9
2009	874	118	126	0	15	80	1	519	1,733
% Change	-25.7	9.3	-16.6	n/a	36.4	-45.2	-90.0	5.3	-17.3
2008	1,177	108	151	0	11	146	10	493	2,096
% Change	0.7	-34.9	24.8	n/a	-69.4	-51.0	-73.7	-25.4	-15.8
2007	1,169	166	121	0	36	298	38	661	2,489
% Change	10.8	7.8	-6.2	n/a	140.0	12.0	**	-25.0	-0.9
2006	1,055	154	129	0	15	266	11	881	2,511

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type October 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	% Change
Halifax City	3	0	0	2	4	0	179	0	186	2	**
Dartmouth City	5	2	0	0	0	0	0	0	5	2	150.0
Bedford-Hammonds Plains	17	0	0	0	3	0	0	0	20	0	n/a
Sackville	0	0	2	0	0	0	0	72	2	72	-97.2
Fall River - Beaverbank	9	2	2	2	3	5	0	0	14	9	55.6
Halifax County East	3	0	0	0	0	0	0	0	3	0	n/a
Halifax County Southwest	6	2	0	0	0	0	0	0	6	2	200.0
Halifax CMA	43	6	4	4	10	5	179	72	236	87	171.3

Table 2.1: Starts by Submarket and by Dwelling Type January - October 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Halifax City	69	28	32	22	27	24	946	1,225	1,074	1,299	-17.3
Dartmouth City	35	23	12	6	26	6	60	234	133	269	-50.6
Bedford-Hammonds Plains	154	32	6	8	27	0	132	208	319	248	28.6
Sackville	6	41	4	0	4	22	127	261	141	324	-56.5
Fall River - Beaverbank	47	53	12	12	23	29	1	2	83	96	-13.5
Halifax County East	60	60	4	10	6	0	0	1	70	71	-1.4
Halifax County Southwest	86	73	2	2	0	0	0	0	88	75	17.3
Halifax CMA	457	310	72	60	113	81	1,266	1,931	1,908	2,382	-19.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Halifax City	4	0	0	0	0	0	179	0
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	3	0	0	0	0	0	0	0
Sackville	0	0	0	0	0	0	0	72
Fall River - Beaverbank	3	0	0	5	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	10	0	0	5	0	0	179	72

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	16	24	11	0	162	378	784	847
Dartmouth City	26	6	0	0	0	0	60	213
Bedford-Hammonds Plains	23	0	4	0	0	0	132	141
Sackville	4	22	0	0	0	0	127	206
Fall River - Beaverbank	3	0	20	29	0	0	1	2
Halifax County East	6	0	0	0	0	0	0	1
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	78	52	35	29	162	378	1,104	1,410

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market October 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Halifax City	7	2	0	0	179	0	186	2
Dartmouth City	5	2	0	0	0	0	5	2
Bedford-Hammonds Plains	18	0	0	0	2	0	20	0
Sackville	2	0	0	0	0	72	2	72
Fall River - Beaverbank	12	4	0	0	2	5	14	9
Halifax County East	3	0	0	0	0	0	3	0
Halifax County Southwest	6	2	0	0	0	0	6	2
Halifax CMA	53	10	0	0	183	77	236	87

Table 2.5: Starts by Submarket and by Intended Market January - October 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	115	73	162	378	797	848	1,074	1,299
Dartmouth City	70	31	0	0	63	217	133	269
Bedford-Hammonds Plains	160	38	0	0	159	143	319	248
Sackville	12	62	0	0	129	207	141	324
Fall River - Beaverbank	56	63	0	0	27	33	83	96
Halifax County East	68	64	0	5	2	2	70	71
Halifax County Southwest	84	72	1	0	3	3	88	75
Halifax CMA	565	403	163	383	1,180	1,453	1,908	2,382

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	% Change
Halifax City	7	1	4	6	4	0	132	88	147	95	54.7
Dartmouth City	7	2	0	0	0	0	0	12	7	14	-50.0
Bedford-Hammonds Plains	32	1	2	0	9	0	19	5	62	6	**
Sackville	2	5	0	0	0	0	0	0	2	5	-60.0
Fall River - Beaverbank	8	7	2	2	0	0	0	0	10	9	11.1
Halifax County East	3	2	0	0	0	0	0	0	3	2	50.0
Halifax County Southwest	9	4	0	0	0	5	0	0	9	9	0.0
Halifax CMA	68	22	8	8	13	5	151	105	240	140	71.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Halifax City	38	30	22	20	33	61	444	458	537	569	-5.6
Dartmouth City	34	25	10	2	6	4	51	245	101	276	-63.4
Bedford-Hammonds Plains	98	27	8	6	22	24	190	75	318	132	140.9
Sackville	17	51	0	0	23	5	0	175	40	231	-82.7
Fall River - Beaverbank	53	54	12	14	21	29	4	65	90	162	-44.4
Halifax County East	67	76	6	0	0	0	1	0	74	76	-2.6
Halifax County Southwest	80	77	4	2	0	9	80	1	164	89	84.3
Halifax CMA	387	340	62	44	105	132	770	1,019	1,324	1,535	-13.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Halifax City	0	0	4	0	0	72	132	16
Dartmouth City	0	0	0	0	0	0	0	12
Bedford-Hammonds Plains	9	0	0	0	0	0	19	5
Sackville	0	0	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	5	0	0	0	0	0	0
Halifax CMA	9	5	4	0	0	72	151	33

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	29	45	4	16	56	72	388	386
Dartmouth City	6	4	0	0	0	0	51	245
Bedford-Hammonds Plains	19	16	3	8	0	0	190	75
Sackville	23	5	0	0	0	0	0	175
Fall River - Beaverbank	0	9	21	20	0	0	4	65
Halifax County East	0	0	0	0	0	0	1	0
Halifax County Southwest	0	9	0	0	0	0	80	1
Halifax CMA	77	88	28	44	56	72	714	947

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Halifax City	11	7	0	72	136	16	147	95
Dartmouth City	7	2	0	0	0	12	7	14
Bedford-Hammonds Plains	37	1	0	0	25	5	62	6
Sackville	0	5	0	0	2	0	2	5
Fall River - Beaverbank	7	9	0	0	3	0	10	9
Halifax County East	3	2	0	0	0	0	3	2
Halifax County Southwest	9	9	0	0	0	0	9	9
Halifax CMA	74	35	0	72	166	33	240	140

Table 3.5: Completions by Submarket and by Intended Market
January - October 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	87	94	56	72	394	403	537	569
Dartmouth City	45	29	0	0	56	247	101	276
Bedford-Hammonds Plains	101	49	0	0	217	83	318	132
Sackville	37	55	0	0	3	176	40	231
Fall River - Beaverbank	60	75	0	0	30	87	90	162
Halifax County East	71	73	0	2	3	1	74	76
Halifax County Southwest	80	85	0	0	84	4	164	89
Halifax CMA	481	460	56	74	787	1,001	1,324	1,535

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $449,999		$450,000 - $549,999		$550,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Halifax City													
October 2016	0	0.0	1	20.0	2	40.0	0	0.0	2	40.0	5	-	-
October 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	1	2.8	8	22.2	7	19.4	8	22.2	12	33.3	36	-	-
Year-to-date 2015	6	20.0	6	20.0	2	6.7	7	23.3	9	30.0	30	-	-
Dartmouth City													
October 2016	0	0.0	4	66.7	1	16.7	0	0.0	1	16.7	6	-	-
October 2015	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	-	-
Year-to-date 2016	5	16.1	12	38.7	6	19.4	2	6.5	6	19.4	31	-	-
Year-to-date 2015	8	28.6	2	7.1	7	25.0	6	21.4	5	17.9	28	-	-
Bedford-Hammonds Plains													
October 2016	0	0.0	2	7.1	9	32.1	11	39.3	6	21.4	28	-	538,022
October 2015	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	9	10.7	22	26.2	32	38.1	21	25.0	84	-	523,031
Year-to-date 2015	1	3.6	5	17.9	5	17.9	10	35.7	7	25.0	28	-	-
Sackville													
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2015	0	0.0	0	0.0	1	20.0	4	80.0	0	0.0	5	-	488,680
Year-to-date 2016	0	0.0	8	40.0	0	0.0	10	50.0	2	10.0	20	-	502,950
Year-to-date 2015	2	4.3	15	32.6	6	13.0	18	39.1	5	10.9	46	-	488,680
Fall River - Beaverbank													
October 2016	2	18.2	3	27.3	1	9.1	3	27.3	2	18.2	11	-	444,750
October 2015	2	28.6	4	57.1	0	0.0	0	0.0	1	14.3	7	-	-
Year-to-date 2016	6	11.3	19	35.8	7	13.2	10	18.9	11	20.8	53	-	437,010
Year-to-date 2015	11	17.5	21	33.3	9	14.3	11	17.5	11	17.5	63	-	441,827
Halifax County East													
October 2016	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	-	-
October 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	31	46.3	20	29.9	5	7.5	6	9.0	5	7.5	67	-	276,289
Year-to-date 2015	41	58.6	18	25.7	2	2.9	7	10.0	2	2.9	70	-	288,613
Halifax County Southwest													
October 2016	1	16.7	2	33.3	2	33.3	1	16.7	0	0.0	6	-	-
October 2015	1	20.0	2	40.0	2	40.0	0	0.0	0	0.0	5	-	-
Year-to-date 2016	11	15.5	22	31.0	12	16.9	11	15.5	15	21.1	71	-	455,432
Year-to-date 2015	8	10.8	24	32.4	13	17.6	14	18.9	15	20.3	74	-	442,750
Halifax CMA													
October 2016	4	6.7	15	25.0	15	25.0	15	25.0	11	18.3	60	-	464,508
October 2015	5	20.8	7	29.2	5	20.8	5	20.8	2	8.3	24	-	407,721
Year-to-date 2016	54	14.9	98	27.1	59	16.3	79	21.8	72	19.9	362	430,000	467,548
Year-to-date 2015	77	22.7	91	26.8	44	13.0	73	21.5	54	15.9	339	400,000	453,692

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units October 2016						
Submarket	Oct 2016	Oct 2015	% Change	YTD 2016	YTD 2015	% Change
Halifax City	-	-	n/a	-	-	n/a
Dartmouth City	-	-	n/a	-	-	n/a
Bedford-Hammonds Plains	538,022	-	n/a	523,031	-	n/a
Sackville	-	488,680	n/a	502,950	488,680	2.9
Fall River - Beaverbank	444,750	-	n/a	437,010	441,827	-1.1
Halifax County East	-	-	n/a	276,289	288,613	-4.3
Halifax County Southwest	-	-	n/a	455,432	442,750	2.9
Halifax CMA	464,508	407,721	13.9	467,548	453,692	3.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity by Submarket

Submarket	October 2016				October 2015				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price	Average Days on Market	Active Listings
Halifax City	87	338,705	131	833	103	336,519	87	860	-15.5	0.6	50.6	-3.1
Dartmouth City	93	215,361	87	669	87	221,171	83	699	6.9	-2.6	4.8	-4.3
Bedford-Hammonds Plains	52	418,256	86	483	53	342,643	104	597	-1.9	22.1	-17.3	-19.1
Sackville	32	220,228	85	205	21	199,796	87	283	52.4	10.2	-2.3	-27.6
Halifax County Southwest	35	289,706	86	358	39	266,119	85	435	-10.3	8.9	1.2	-17.7
Halifax County East	26	201,304	101	284	30	166,669	132	335	-13.3	20.8	-23.5	-15.2
Outside Halifax-Dartmouth Board	25	220,398	141	246	19	191,626	126	278	31.6	15.0	11.9	-11.5
Fall River-Beaver Bank	35	286,846	94	302	25	228,356	107	407	40.0	25.6	-12.1	-25.8
Halifax CMA	385	283,677	102	3380	377	267,872	95	3894	2.1	5.9	7.4	-13.2

Submarket	Year-to-date 2016				Year-to-date 2015				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price ($)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price	Average Days on Market	
Halifax City	1,132	345,540	99		1,020	354,071	94		11.0	-2.4	5.3	
Dartmouth City	1,096	239,994	78		1,064	239,802	78		3.0	0.1	0.0	
Bedford-Hammonds Plains	649	381,940	114		511	361,982	130		27.0	5.5	-12.3	
Sackville	351	200,109	94		297	213,978	98		18.2	-6.5	-4.1	
Halifax County Southwest	398	278,757	99		334	271,692	98		19.2	2.6	1.0	
Halifax County East	262	204,933	105		247	201,805	123		6.1	1.6	-14.6	
Outside Halifax-Dartmouth Board	279	206,537	106		251	193,930	117		11.2	6.5	-9.4	
Fall River-Beaver Bank	334	295,571	94		295	281,835	98		13.2	4.9	-4.1	
Halifax CMA	4,501	287,333	96	34%	4,019	283,064	99	35%	12.0	1.5	-3.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: Nova Scotia Association of REALTORS®

Table 6: Economic Indicators
October 2016

		Interest Rates			NHPI, Total, Halifax CMA 2007=100	CPI, 2002 =100	Halifax Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	118.0	125.8	227	6.1	70.0	864
	February	567	2.89	4.74	118.5	126.9	226	6.3	69.7	870
	March	567	2.89	4.74	118.6	128.4	225	6.5	69.2	864
	April	561	2.89	4.64	118.6	128.3	222	6.8	68.7	866
	May	561	2.89	4.64	118.7	128.9	221	7.0	68.4	867
	June	561	2.89	4.64	118.9	128.9	221	6.6	68.1	881
	July	561	2.89	4.64	118.8	128.9	223	6.2	68.2	886
	August	561	2.89	4.64	118.8	128.8	225	5.8	68.2	879
	September	561	2.89	4.64	118.8	128.4	226	5.9	68.8	869
	October	561	2.89	4.64	118.9	128.8	226	5.9	68.6	860
	November	561	3.14	4.64	118.4	128.1	224	6.1	68.2	860
	December	561	3.14	4.64	118.6	127.7	223	6.2	67.9	865
2016	January	561	3.14	4.64	118.6	128.2	223	6.5	68.0	876
	February	561	3.14	4.64	118.6	128.4	223	6.8	68.1	888
	March	561	3.14	4.64	118.6	129.0	223	7.2	68.4	899
	April	561	3.14	4.64	118.6	129.9	225	7.0	68.6	891
	May	561	3.14	4.64	118.7	130.5	227	6.4	68.7	884
	June	561	3.14	4.64	118.7	130.6	228	5.6	68.5	881
	July	567	3.14	4.74	119.1	130.1	228	5.4	68.2	890
	August	567	3.14	4.74	119.1	130.1	228	5.6	68.3	892
	September	561	3.14	4.64	119.1	130.6	227	5.8	68.0	891
	October	561	3.14	4.64		130.5	226	6.0	67.8	888
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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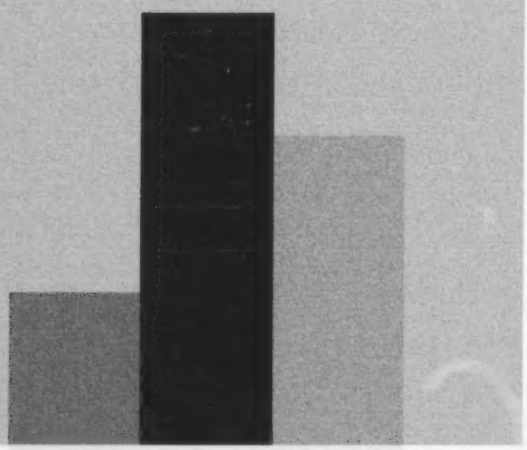

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